

# **STAFFORD COUNTY SCHOOL BOARD**

## **Agenda Consideration**

**TOPIC:** Resolution for Griffis-Widewater Land Swap    **ITEM NO.:** 13D

**PREPARED BY:** Scott Horan, Executive  
Director Planning and  
Construction

**MEETING:** May 11, 2004  
**ACTION DATE:** May 11, 2004

Andre A. Nougaret,   
Assistant Superintendent  
For Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the Stafford County School Board approve the attached resolution to Stafford County recommending the Widewater Land Swap be approved.

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### **KEY POINTS:**

1. A 20 +/- acre parcel of land (Brentsmill tract) that was proffered as part of the Brentsmill Rezoning initiative to Stafford County was identified as a potential school site for a new Northeast Middle School 2006. Stafford County currently holds the deed for this property. Brentsmill LLC has proposed swapping the Brentsmill tract for a 35 +/- acre parcel (Cavin tract) in the same vicinity but adjacent and contiguous with the exiting property of the Widewater Elementary School.
2. A motion by the Stafford County School Board was made and approved on February 24, 2004 that the School Board support the Widewater Land Swap given that all of Stafford County's Proffer criteria are met while the Department of Planning & Construction proceeds with suitability and feasibility studies of both land parcels.
3. Department of Planning & Construction conducted a feasibility study, completed on May 1<sup>st</sup>, 2004 of both tracts of land, and found the 35 +/- acre Cavin tract to be more advantageous for a school site.
4. Approving this resolution is the first step in executing the land swap.

**SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and  
and community support.**

**#7 – Provide school environments where teachers are  
safe to teach and students are safe to learn**

**FUNDING SOURCE: Not applicable**

**AUTHORIZATION REFERENCE: Not applicable**

## **RESOLUTION**

### **TO SUPPORT THE LAND SWAP OF PROPERTY IN CONNECTION WITH THE CONSTRUCTION OF A MIDDLE SCHOOL TO OPEN IN THE FALL OF 2006 IN THE GRIFFIS-WIDEWATER DISTRICT**

**Whereas**, the School Board of Stafford County, Virginia (the "School Board") and the County of Stafford, Virginia (the "County") have been proffered a 20 +/- acre site located off of Telegraph Road in the vicinity of Denrich Road and known as the Brentsmill tract.

**Whereas**, the developer, Brentsmill LLC, who provided the proffered Brentsmill tract, has proposed to swap a 35 +/- acre parcel located adjacent and contiguous to the Widewater Elementary School property and known as the Cavin tract for the Brentsmill tract.

**Whereas**, all County proffered criteria will be met for the Cavin tract.

**Whereas**, the School Board has completed a land feasibility study for both tracts and concluded that the Cavin tract is more suitable for the construction of a new Middle School 2006.

Now, therefore, be it resolved, that the School Board expresses its support to the County to approve and execute a land swap specifically, the Brentsmill tract for the Cavin tract for the purpose of construction of a new Middle School due to be opened in the fall of 2006.

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Patricia Healy  
Chairman, Stafford County School Board

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Clerk